

I hereby CERTIFY  
 that this document is  
 recorded in the  
 RECORDERS OFFICE  
 of Westmoreland County  
 Pennsylvania  
 Frank Schiefer • Recorder of Deeds



FROM:  
 The Benedictine Society of Westmoreland County  
 MAIL TO:  
 Penn Suburban Abstract, LLC  
 301 Smith Drive, Ste. 6  
 Cranberry Township, PA 16066

201210100041755  
 10/10/2012 9:45:12AM T20120057377  
 PA TRF TAX \$1500.00  
 GREATER LATROBE \$750.00  
 UNITY TWP \$750.00  
 TOTAL TAX \$3000.00

[Space Above This Line for Recording]

## This Indenture

Made the 20th day of September, 2012, Between  
 The Benedictine Society of Westmoreland County

having its principal place of business in the City of \_\_\_\_\_, County of \_\_\_\_\_,  
 in said State (hereinafter called "GRANTOR") AND

**Bruce A. Antkowiak and Barbara B. Jene**

of the County of **Westmoreland** and State of **Pennsylvania**  
 (hereinafter called "GRANTEES")

Witnesseth, That the said GRANTOR for and in consideration of the sum of  
**ONE HUNDRED FIFTY THOUSAND DOLLARS AND - - -NO/100 (\$150,000.00)**  
 in hand paid to the GRANTOR by the GRANTEES, the receipt whereof is hereby acknowledged, does grant,  
 bargain, sell and convey to the said GRANTEE, their heirs and assigns:

**ALL THAT CERTAIN** lot of ground situate in Unity Township,  
 Westmoreland County, Pennsylvania, being Lot Number 17, Block C,  
 Lakeview Terrace Plan of Lots, as recorded in Plan Book Volume 13,  
 Page 184, and being more particularly bounded and described as  
 follows:

(Continued on Attached)

with the appurtenances: **To Have and To Hold** the same to and for the use of the said GRANTEES, their  
 heirs and assigns forever, and the GRANTORS, for its successors and assigns, hereby covenant and agree  
 that it will **WARRANT SPECIALLY** the property hereby conveyed.

**NOTICE--THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.**

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957,  
 P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]



Instr: 201210100041755 10/10/2012  
 P: 1 of 4 F: \$62.00 9:45AM  
 Frank Schiefer T20120057377  
 Westmoreland County RecorderP

**UPI 61-04063-00000**

MAP 61-14-09-0-046

*fs*

**Corporate Deed - Page 4**

BEGINNING at a point on the Easterly line of Sunset Drive at the Southwesterly corner of Lot Number 15, Block C, said plan, and which point is South 9° 53' West, a distance of 388.25 feet and from thence, South 23° 23' West, a distance of 411.75 feet from the Northwest corner of Lot Number 1, Block C; thence by line of said Sunset Drive, South 23° 23' West, a distance of 100 feet to a point at the corner of Lot Number 19 in said plan; thence by line of said Lot Number 19, South 66° 37' East, a distance of 125 feet to a point; thence by other land now or formerly of John Nindel, et ux, North 23° 23' East, a distance of 100 feet to a point at corner of Lot Number 15; thence by line of said Lot Number 15, North 66° 37' West, a distance of 125 feet to a point, the place of BEGINNING.

TAX MAP NO. 61-14-09-0-046-00-000

BEING the same premises conveyed by deed from Charles W. Chamberlain, Jr. and Patricia Ransel, Co-Executors of the Estate of Annette Brownfield a/d Annette C. Brownfield, deceased to The Benedictine Society of Westmoreland County dated 6/2/2006 recorded 6/16/2006 at Instrument No. 200606160028996.

SUBJECT to the reservation of the coal in and underlying the said premises with mining rights thereto, as have heretofore been accepted, reserved and conveyed.



Instr: 201210100041755 10/10/2012  
P: 2 of 4 F: \$62.00 9:45AM  
Frank Schiefer T20120057377  
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**Corporate Deed - Page 2**

This Deed is made under and by virtue of a Resolution of the Board of Directors of the GRANTOR duly passed at a regular meeting thereof, held on the 20th day of Sept., A. D. 2012, a full quorum being present, authorizing and directing the same to be done.

In Witness Whereof, That said GRANTOR has caused its common and corporate seal to be affixed to these presents by the hand of its **Chief Financial Officer**, and the same to be duly attested by its Chief Financial Officer. Dated the day and year first above written.

**Attest:**

The Benedictine Society of  
Westmoreland County

Witness [Signature]

By: [Signature] (Seal)  
~~Denny Thimons~~ PHILIP M KANFUSA, OSB  
Chief Financial Officer

(Corporate Seal)

**NOTICE** THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

WITNESS:

Witness [Signature]

[Signature] (Seal)  
Bruce A. Antkowiak

Witness [Signature]

[Signature] (Seal)  
Barbara B. Jene



Corporate Deed - Page 3

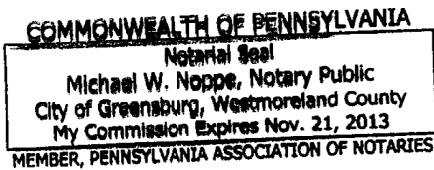
COMMONWEALTH OF Pennsylvania  
COUNTY OF Westmoreland

On this, the 20th day of September, 2012, before me, the undersigned officer, personally appeared

~~Denny Thimons~~ PHILIP M. KANFUSH, DSB who being duly sworn according to law, deposes and says that he is the Chief Financial Officer of The Benedictine Society of Westmoreland County

that he as such Chief Financial Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Chief Financial Officer

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Certificate of Residence

I do hereby certify that the Tax Bill Address of the within named grantee(s) is  
Bruce A. Antkowiak and Barbara B. Jene  
1162 Sunset Drive  
Latrobe, PA 15650

I do hereby certify that the Owner Mailing Address of the within named grantee(s) is  
Bruce A. Antkowiak and Barbara B. Jene  
1162 Sunset Drive, Latrobe, PA 15650  
Witness my hand this 20th day of September, 2012

This Document Prepared By:  
Penn Suburban Abstract, LLC  
301 Smith Drive, Ste. 6  
Cranberry Township, PA 16066

\_\_\_\_\_

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